

WARRANTY DEED
Joint TenancyNO TRANSFER
TAX PAID

KNOW ALL MEN BY THESE PRESENTS,

025212

SEE ALSO
2, 349 (11-0-8B)
2208 S
2179 58
all
combined
14 to
11-0-7B

That, **MARIE E. GURNEY**, of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **ARTHUR A. ROY** and **DELORES A. ROY**, husband and wife, both of Waterville, in the County of Kennebec, and State of Maine, and whose mailing address is 670 West River Road, Waterville, ME 04901, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said **ARTHUR A. ROY** and **DELORES A. ROY**, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated on the easterly side of the West River Road in the City of Waterville, County of Kennebec and State of Maine and being more particularly described as follows, to wit:

Beginning at a 3/4" steel pin found in the easterly line of the West River Road at the southwest corner of land now or formerly owned by Arthur A. Roy and Delores A. Roy said Roy's deed is recorded in the Kennebec County Registry of Deeds in Book 2756, Page 349; thence South sixty-one degrees fifty-five minutes East (S 61° 55' E) along said Roy's southerly line for one hundred forty-five and two tenths feet (145.2') to a 3/4" steel pin found at the easterly corner of said Roy's land; thence continuing South sixty-one degrees fifty-five minutes East (S 61° 55' E) along the southerly line of land now or formerly owned by Jeannette Gurney, said Gurney's deed is recorded in the Kennebec County Registry of Deeds in Book 1132, Page 324, for seven and eight tenths feet (7.8') to a 5/8" steel pin with identification cap set in said Gurney's southerly line; thence South twenty-five degrees thirty-seven minutes West (S 25° 37' W) along land now or formerly owned by Donald J. Gurney, Incorporated, said Gurney Incorporated's deed is recorded in the Kennebec County Registry of Deeds in Book 1228, Page 218, for thirty-seven and two tenths feet (37.2') to a 3/4" steel pin found; thence North sixty-one degrees thirteen minutes West (N 61° 13' W) along land now or formerly owned by Arthur A. Roy and Delores A. Roy said Roy's deed is recorded in the Kennebec County Registry of Deeds in Book 2179, Page 058 for eighty-two and zero tenths feet (82.0') to a point; thence South nine degrees fifty-two minutes West (S 09° 52' W) along said Roy's land for one hundred one and six tenths feet (101.6') to a point; thence South fifteen degrees five minutes East (S 15° 05' E) along said Roy's land for sixty-two and four tenths feet (62.4') to an axle found; thence South thirty-one degrees thirty-two minutes West (S 31° 32' W) along said Roy's land for seventy-nine and six tenths feet (79.6') to an axle found in the northerly line of land now or formerly owned by D & R Development, Incorporated, said D & R Development, Incorporated's deed is recorded in the Kennebec County Registry of Deeds in Book 2652, Page 171; thence North ten degrees six minutes East (N 10° 06' E) along land to be retained by the Grantor for one hundred thirty-one and four tenths feet (131.4') to a 5/8" steel pin with identification cap set; thence North sixteen degrees fifty-one minutes West (N 16° 51' W) along land to be retained by the Grantor for one hundred ten and five tenths feet (110.5') to a 5/8" steel pin with identification cap set; thence North fifty-nine degrees twenty-six minutes West (N 59° 26' W) along land to be retained by the Grantor for twenty-six and five tenths feet (26.5') to a 5/8" steel pin with identification cap set; thence North forty-four degrees zero minutes West (N 44° 00' W) along land to be retained by the Grantor for twenty and six tenths feet (20.6') to a 5/8" steel pin with identification cap set; thence South fifty-four degrees thirty-eight minutes West (S 54° 38' W) along land to be retained by the Grantor for thirty-two and zero tenths feet (32.0') to a point; thence South sixty degrees

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forty-eight minutes West (S 60° 48' W) along land to be retained by the Grantor for eleven and zero tenths feet (11.0') to a point; thence North twenty-nine degrees twelve minutes West (N 29° 12' W) along land to be retained by the Grantor for one and zero tenths feet (1.0') to the easterly line of the West River Road; thence North sixty degrees forty-eight minutes East (N 60° 48' E) along the easterly line of the West River Road for eleven and zero tenths feet (11.0') to a point; thence North fifty-four degrees thirty-eight East (N 54° 38' E) continuing along the easterly line of the West River Road for forty-four and eight tenths feet (44.8') to a point; thence North fifty-four degrees thirty-eight minutes East (N 54° 38' E) continuing along the easterly line of the West River Road for thirty-nine and three tenths feet (39.3') more or less to the point of beginning.

Meaning and intending to convey a parcel of land containing eleven thousand eight hundred seventy-eight and eight tenths (11,878.8) sq. ft. and being a portion of the premises conveyed to Marie A. Gurney by deed of Maude E. Gurney, dated January 1, 1969, and recorded in the Kennebec County Registry of Deeds in book 1500, Page 041. 27 ac

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said ARTHUR A. ROY and DELORES A. ROY, as joint tenants and not as tenants in common, and their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that my heirs and I shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, the said MARIE E. GURNEY, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 10th day of September in the year of our Lord one thousand nine hundred and ninety. 526

Signed, Sealed and Delivered
in the presence of:

Albert J. Bernier

Marie E. Gurney
MARIE E. GURNEY

STATE OF MAINE
KENNEBEC, SS.

Dated: 10th September, 1990

Personally appeared the above named MARIE E. GURNEY and acknowledged the foregoing instrument to be her free act and deed.

Before me,

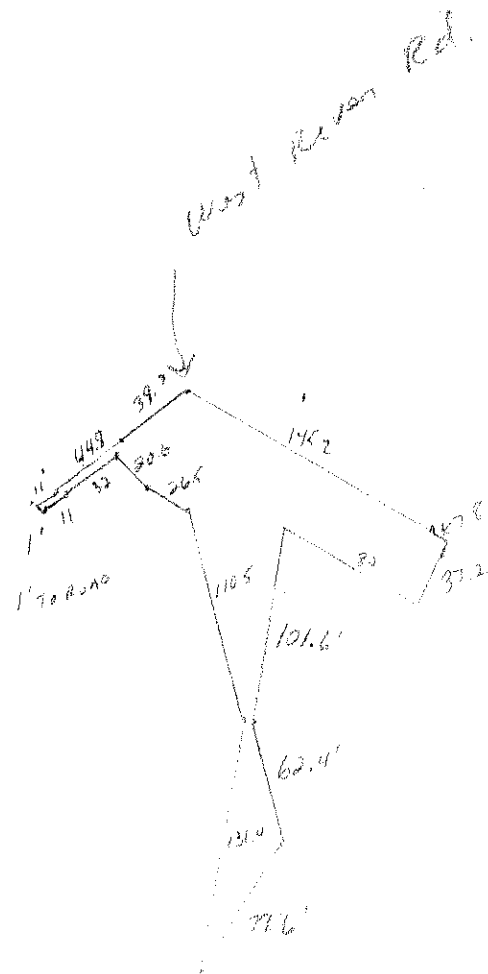
Albert J. Bernier
Notary Public
Print Name: ALBERT L. Bernier
My Commission Expires:

RECEIVED KENNEBEC CO.

1990 NOV -5 AM 9:00

ALBERT L. Bernier

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